

Annual Property Operating Data

Property Name _____
 Location _____
 Type of Property _____
 Size of Property _____ (sf/Units)

Purchase Price _____
 Plus Acquisition Costs _____
 Plus Loan Fees/Costs _____
 Less Mortgages _____
 Equals Initial Investment _____

Purpose of Analysis _____

Assessed/Appraised Values

Land _____
 Improvements _____
 Personal Property _____
 Total _____

Adjusted Basis as of _____

	Balance	Periodic Payment	Pmts/ Yr	Interest	Amort Period	Loan Term
1st	_____	_____	_____	_____	_____	_____
2nd	_____	_____	_____	_____	_____	_____

	ALL FIGURES ARE ANNUAL	\$/sf or \$/Unit	% of GOI		COMMENTS/FOOTNOTES
1	POTENTIAL RENTAL INCOME	_____			
2	Less: Vacancy & Cr. Losses	_____	(_____ % of PRI)		
3	EFFECTIVE RENTAL INCOME	_____			
4	Plus: Other Income (Collectable)	_____			
5	GROSS OPERATING INCOME	_____			
6	OPERATING EXPENSES:				
7	Real Estate Taxes	_____			
8	Personal Property Taxes	_____			
9	Property Insurance	_____			
10	Off Site Management	_____			
11	Payroll	_____			
12	Expenses/Benefits	_____			
13	Taxes/Workers' Compensation	_____			
14	Repairs and Maintenance	_____			
	Utilities:	_____			
15		_____			
16		_____			
17		_____			
18		_____			
19	Accounting and Legal	_____			
20	Licenses/Permits	_____			
21	Advertising	_____			
22	Supplies	_____			
23	Miscellaneous Contract Services:	_____			
24		_____			
25		_____			
26		_____			
27		_____			
28		_____			
29	TOTAL OPERATING EXPENSES	_____			
30	NET OPERATING INCOME	_____			
31	Less: Annual Debt Service	_____			
32	Less: Participation Payments	_____			
33	Less: Leasing Commissions	_____			
34	Less: Funded Reserves	_____			
35	CASH FLOW BEFORE TAXES	_____			